

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 10, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Whisper Rock Unit 5 Preliminary Plat

REQUEST

Request to approve a 13-lot residential subdivision with amended development standards on a 40.5+/- acre parcel.

15-PP-2003

Key Items for Consideration:

- Site is located in the Whisper Rock Master Planned Community.
- Site is Unit 5; master planned for single-family residential lots and golf course areas.
- Propose 13 lots with one street and golf easement across southern portion of lots.
- The amended development standards are consistent with previously approved subdivisions within the master planned development.

OWNER

Grayhawk Development
480-998-2661

APPLICANT CONTACT

Roger Tornow
Tornow Design Associates
480-07-5090

LOCATION

Dove Valley Rd Alignment, Between the Hayden Rd Alignment & Leaning Rock Rd

BACKGROUND

Zoning.

This site is zoned Single-family Residential District Environmentally Sensitive Lands (R1-130 ESL). The residential district allows single-family lots, religious uses, and schools.

Context.

This subdivision is located within the Whisper Rock community and south of the Dove Valley Road alignment. The property to the south, west, and east of the site is zoned Single-family Residential District Environmentally Sensitive Lands (R1-130 ESL) and Single-family Residential District Environmentally Sensitive Lands Planned Community Development (R1-130 ESL PCD), and is planned for golf and single-family residential development. The property located north across Dove Valley Road consists of unimproved land and individual single-family residential properties; all zoned Single-family Residential District Environmentally Sensitive Lands (R1-43 ESL).

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

This is a request to approve a 13-lot single-family residential subdivision. The applicant proposes to subdivide the property into 13 lots with an average lot area of 110,000 square feet. The south portions of the lots will be platted with a golf course easement, allowing for golf course aprons and activity areas on individual lots.

This master planned community was approved under the 1991 Environmentally Sensitive Lands Ordinance; therefore the provisions for amended development standards are reviewed under the 1991 ordinance language. The amended development standards are to allow 110,000 square foot lots (130,000 square feet currently required) which is a 16% reduction; lot widths of 150 feet (200 feet currently required) which is a 25% reduction, and flag lots (not allowed). These requests meet the ordinance requirements for Administrative approval of the amended development standards because under the 1991 ordinance, up to 30% amendment of development standards were allowed administratively.

The amended development standards will allow for preservation of open space and natural features existing on the site. Development envelopes will be established with approximately 30,000 square feet of potentially disturbed area per lot, leaving approximately 80,000 square feet of open space per lot with some of that open space devoted to golf activity areas and some of it devoted to Natural Area Open Space.

Development Information.

- Existing Use = Unimproved
- Parcel Size = 40.5 acres
- Number of lots = 13
- Proposed density = 0.32 lots per acre
- Open Space = 11.89 acres required for Unit 5, to be provided on individual lots as each lot is developed with residences and golf purposes.

IMPACT ANALYSIS

Traffic.

This is a subdivision of 13 lots, a part of the Whisper Rock planned community. Whisper Rock has been developing pursuant to a master circulation plan. That plan has been amended to include this additional area of development and it shows adequate street capacity for this, and future development, to be served by the extension of Leaning Rock Road. This section of Leaning Rock Road is expected to carry 280 vehicles per day at build out of the Whisper Rock development. The local and area street system has the capacity for this additional development.

Water/Sewer.

There is an existing master water and sewer plan for this development. Water and sewer lines will be extended from existing lines to provide service for these lots. There are no water or sewer capacity issues.

Schools.

The Cave Creek Unified School District has been notified of this application. The proposed 13 lots are not anticipated to significantly impact the school capacity or services.

Open space.

Open space will be provided on this site north of the access street and south of Dove Valley Road, and within the lots outside of the golf areas and building construction development envelopes.

Community Involvement.

The applicant has continually involved the local neighbors and neighborhood organizations to inform them of development within the Whisper Rock boundaries. For Unit 5, the applicant documented 3 contacts with nearby property owners. The contacts have generally asked about the development proposal and indicated a desire for maintaining as much open space as possible.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Kira Wauwie AICP
Project Coordination Manager
480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY

Kira Wauwie, AICP
Report Author

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Context Map
4. Zoning Map
5. Preliminary Plat
6. Sections
7. Building Envelope Exhibit
- A. Stipulations
- B. Ordinance Requirements

Preliminary Plat Application Narrative for:

WHISPER ROCK – UNIT 5

LOCATION.

Grayhawk Development acquired the Whisper Rock project at the northeast corner of Lone Mountain and Scottsdale Roads in late 1998. The Grayhawk ownership comprises approximately 960 acres. An 80-acre commercial parcel on Scottsdale Road [Scottsdale Summit] was held by State Farm and is not a part of the Grayhawk ownership. The Whisper Rock project is located between Pima and Scottsdale Roads, and Dove Valley Road alignment on the north and Lone Mountain Road on the south. An existing 320-acre subdivision Pinnacle Peak Ranchos exists between Lone Mountain and Ashler Hills Roads bounded by Hayden and Pima Roads.

In early 1999, the Scottsdale City Council approved a Use Permit for the first phase of the Whisper Rock Golf Club. Since that time, the first eighteen holes of the Golf Club and interim clubhouse have been constructed. The Development Review Board has previously approved the Master Environmental Design Concept Plan and preliminary plats for the first four residential neighborhoods within Whisper Rock. In November 2000, the Scottsdale City Council unanimously approved plans for the second phase of the community including the next golf course component, golf club member casitas and additional custom homesites.

In June of 2002 the DRB approved the plans for the permanent club house which will serve the existing and proposed golf courses. The developer has recently submitted the second golf course to the Development Review Board for approval. Construction on the new golf course will begin in the fall of 2003. The Scottsdale City Council recently approved a revision to the golf course Use Permit for this second course.

The existing underlying zoning for Unit 5 is R1-130 ESL and the proposed replat reflects 110,000 square foot [minimum] lots. Minor amendments to the R1-130 development standards are proposed with this application. The proposed amended standards are consistent with those already approved by the DRB with Units 1, 2 and 3 [see appendix].

This request is for approval of the attached preliminary plat for thirteen custom homesites within the fifth phase of Whisper Rock.

15-PP-2003
5-5-03

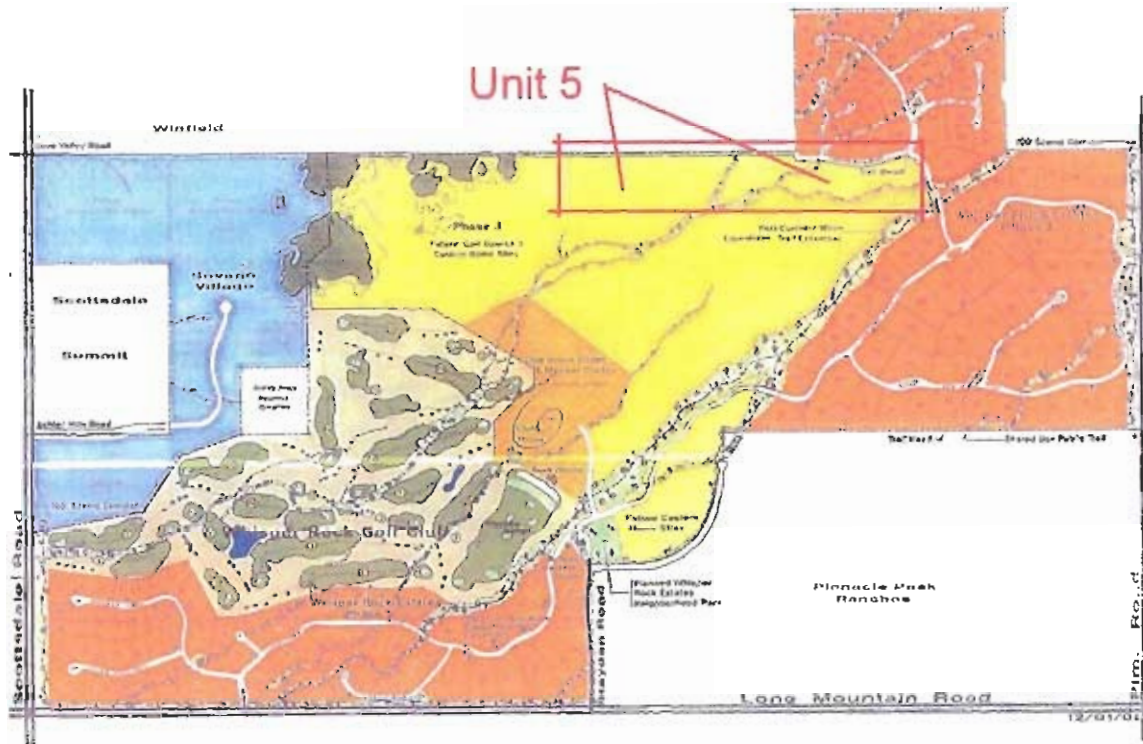


WHISPER ROCK - UNIT 5

Submitted 05/05/03

WHISPER ROCK COMMUNITY - LOCATION MAP.

[NTS]



ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform.

Unit 5 of Whisper Rock is located within the Upper Desert Landform of the Environmentally Sensitive Lands [ESL] district of Scottsdale. All NAOS requirements will be based on this landform condition as described within the ESL ordinance.

Topography & Slope.

The topography for this parcel is gently undulating as the site falls from the northeast to the southwest at an average slope of 3-5%. The site is bisected by a small wash that flows through the property in a westerly direction.

A slope analysis for Unit 5 of Whisper Rock site has been prepared by Gilbertson Associates, Inc. and has been submitted for city staff review. The required amount of NAOS is indicated on those plans.



WHISPER ROCK - UNIT 5

Submitted 05/05/03

Vegetation/Site Features. The site is typical of the upper Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaros and cholla are found throughout the site also. A majority of the plant concentrations, especially the trees, very predictably follow the wash corridors. A native plant inventory of the site has been previously performed and submitted with this application.

Hydrology Analysis. Gilbertson Associates, Inc. has prepared a thorough analysis of the site hydrology. Their analysis and subsequent master plans have been submitted under separate cover.

Archaeology Survey. A preliminary archaeological survey and report has been prepared for the entire Whisper Rock site by Archaeological Consulting Services, Ltd. [a more detailed "follow-up" archaeological analysis was performed by S.W.C.A., Inc.]. Per the S.W.C.A. report and field testing, no further evaluation or study is required.

PRELIMINARY PLAT REQUEST.

This application is a request for the next phase of residential development within the Whisper Rock development. Thirteen, 110,000 square foot [minimum] lots are proposed as allowed with the underlying R1-130 ESL zoning. As previously mentioned, minor amendments to the R1-130 development standards are proposed with this application. The proposed amended standards are consistent with those already approved by the DRB with Units 1, 2 and 3 [see appendix]. Consistent with previous phases of Whisper Rock Estates, each lot will feature a conceptual development envelope that will be monitored by the Whisper Rock Architectural Review Panel. Development envelopes are generally limited to approximately 30,000 square feet in area [plus driveway allowances] which leaves approximately 75% of the lot as natural area.

PLANNING CONCEPTS.

Design Guidelines and C. C. & R.'s. Community design guidelines and C. C. & R.'s have been developed for Whisper Rock Estates and will be applied to this phase of the community with the approval of the final plat.

Master Environmental Design Concept Plan. A Master Environmental Design Concept Plan [MEDCP] was previously approved by the Development Review Board. Unit 5 of Whisper Rock will adhere to the community theme elements [site architecture and landscape] that are included in that document.

Landscape, Revegetation and Landscape Lighting. This site will feature a significant amount of undisturbed natural landscape. Areas disturbed during construction of roads and/or other utilities will be revegetated pursuant to the approved MEDCP. A summary of that program is included in the appendix of this report.



WHISPER ROCK - UNIT 5

Submitted 05/05/03

Trails & Bicycle Facilities. As identified in the approved MEDCP and zoning stipulations, two trails are provided adjacent to this phase of Whisper Rock. Public multi-use trails will be located within the Vista Corridor wash as well as perimeter trails in the community. Both of these trails provide connections to regional multi-use trails along Lone Mountain [south] and Pima Roads [east].

Engineering Master Plans. Updated Master Plans for water, waste water, circulation, drainage and NAOS have been submitted with this application.

Phasing. Unit 5 of Whisper Rock will be built in one phase.

Unstable Slopes and Boulder Rolling. No unstable slopes and / or boulder rolling conditions are present.

AMENDED DEVELOPMENT STANDARDS.

Section 7.857.A [Amended Standards] of the ESL ordinance allows for the "Administrative Approval" of Amended Development Standards [ADS] concurrently with the preliminary plat approval process for properties within the ESL district. As stated above, the applicant seeks modest amendments to the existing development standards to allow for planning and engineering creativity, environmental sensitivity and preservation of the Vista Corridor wash areas present on the site as summarized below.

The proposed amended standards are consistent with those already approved by the DRB with Units 1, 2 and 3 [see appendix]. Flag lots may be utilized as allowed in the City's ESL ordinance.

Rationale & Benefits. The subject properties contain a wide variety of vegetation, undulating topography, major and minor washes and other unique site features. As such, the various building envelope and lot layouts were designed to accommodate and preserve as many of these elements as possible. The most important site features present on the site are the washes that bisect the property. The neighborhood layouts have been designed to minimize the disturbance to these wash corridors while maximizing the relationship to these amenities. Varied lot sizes and widths allow more flexibility in the layouts and accommodate roadway alignments that are more compatible with the undulating terrain.

The proposed lot size adjustments will not be utilized on every lot. In order to respond to the site characteristics described above, some lots will be smaller than the standard minimum lot size. The reductions allow for design flexibility for home site locations and roadway placement.

Specific benefits of these minor amendments include:

- Accommodation of Vista Corridor washes that traverse the Whisper Rock community. Many of the washes range in size from 50 to over 200-feet in width.
- Provision of meandering street layouts that more closely follow the topography.
- Building envelope configurations that maximize NAOS in locations with important natural features.
- Preservation of significant habitat areas.
- Preservation of significant boulder outcrops present on-site.



The master developer of the project has also developed self-imposed height restrictions on all of the residents within Whisper Rock. These will be applied to Unit 5 as a part of the community C. C. and R.'s.

It is also worth noting that many of the development standards are not being modified including all front, side and rear yard setbacks in order to maintain adequate separation between homes.

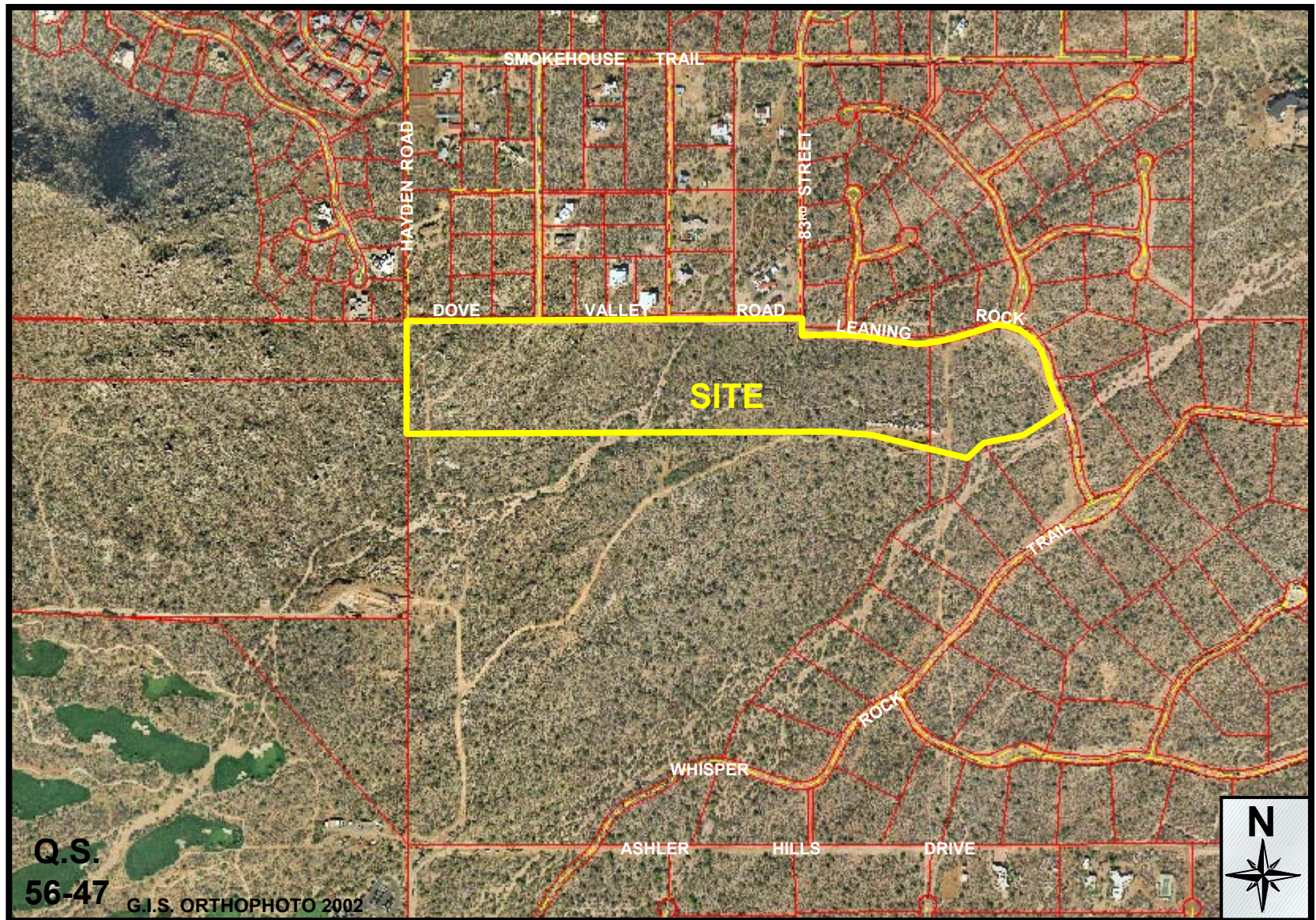
THESE AMENDMENTS DO NOT RESULT IN ADDITIONAL DENSITY FOR THE PROJECT.

NEIGHBORHOOD CONTACT & INPUT.

Over the last five years, Grayhawk Development and their representatives have met on numerous occasions to involve the local neighbors and neighborhood organizations in the development of the various master plans for the Whisper Rock community. This high level of communication and interaction has resulted in public hearings with little or no opposition to the various proposals presented by the development and planning team for Whisper Rock.

Communications with adjacent neighbors and associations will be on-going through the course of the development.

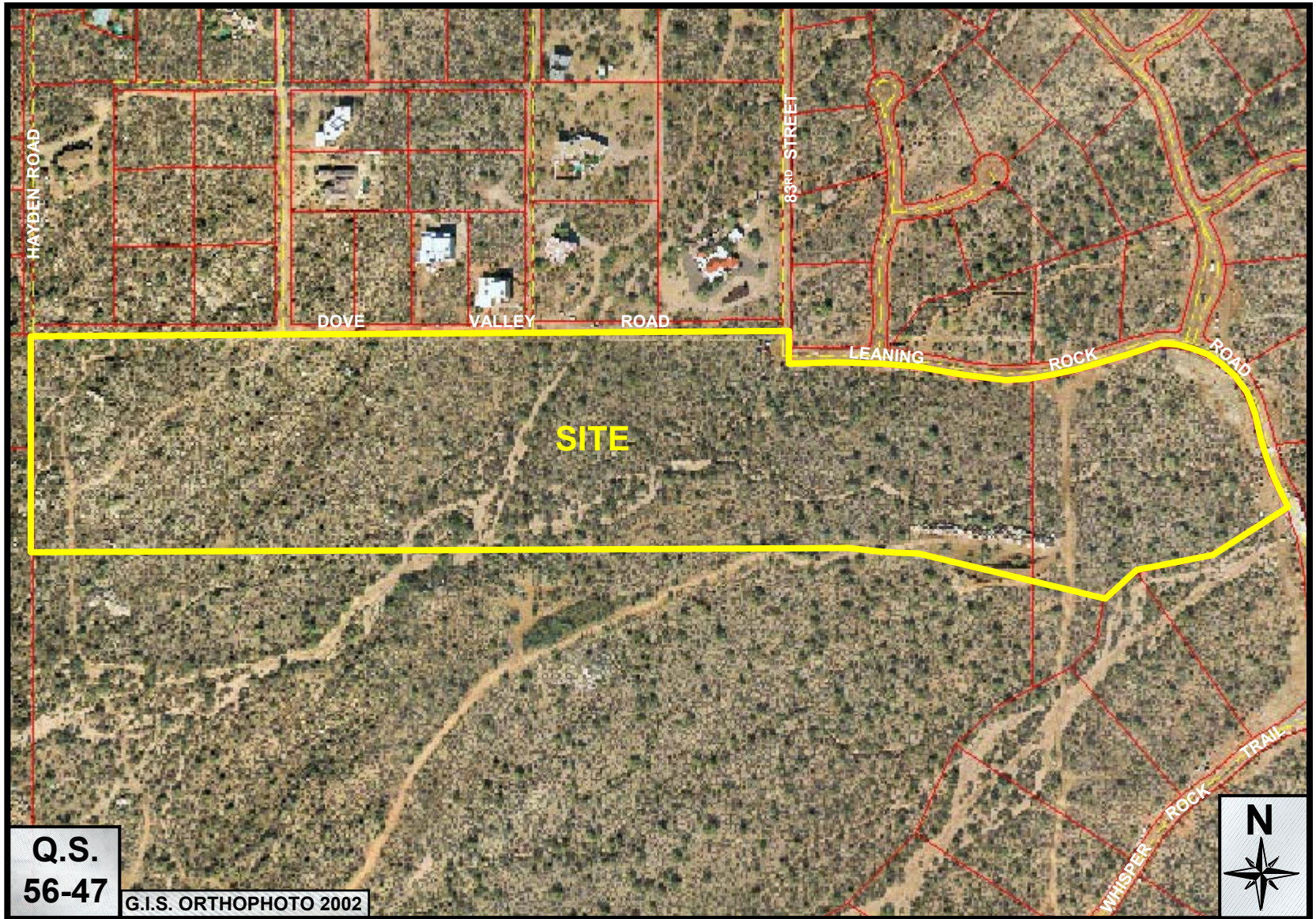




Whisper Rock Unit 5

15-PP-2003

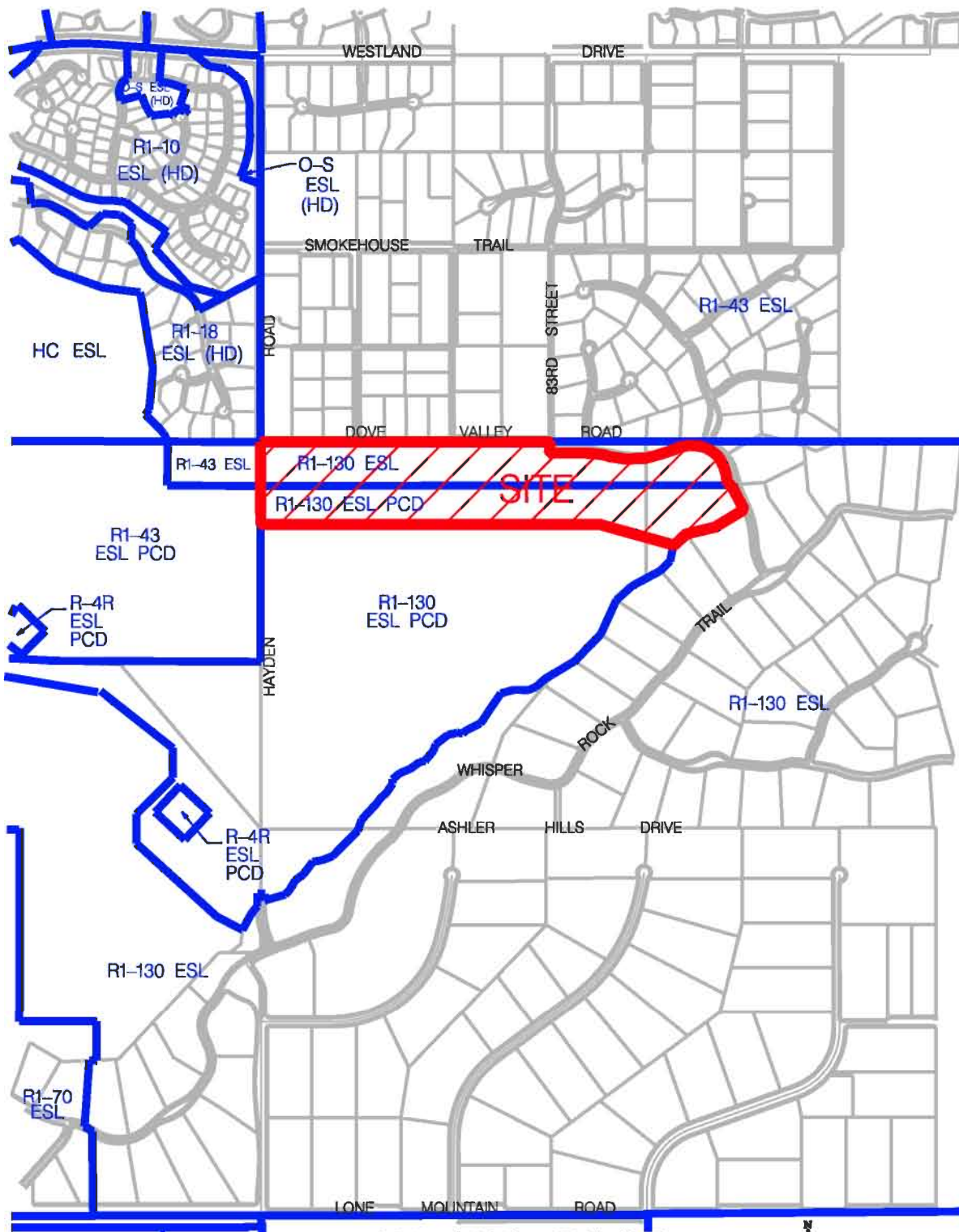
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Whisper Rock Unit 5

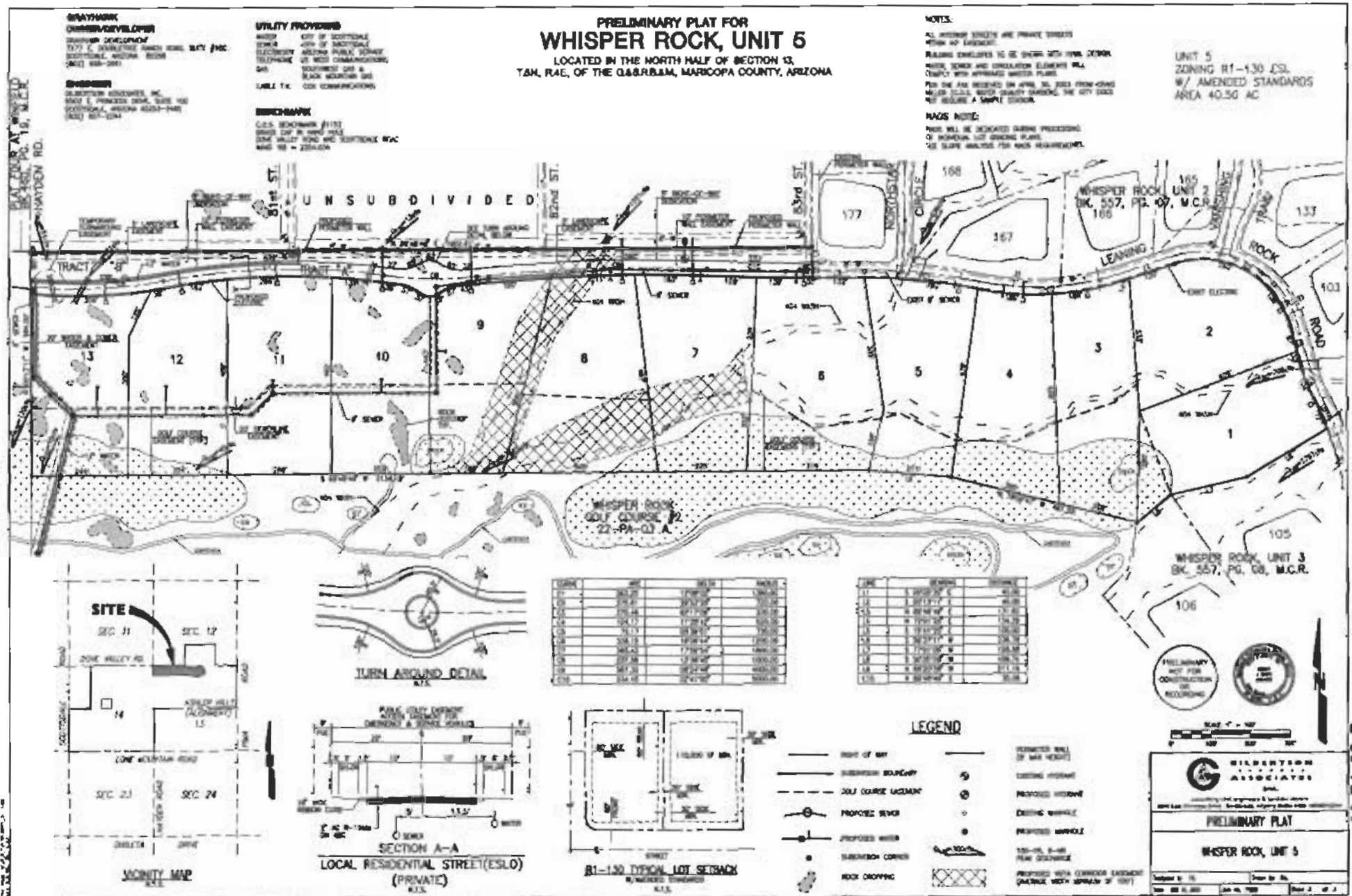
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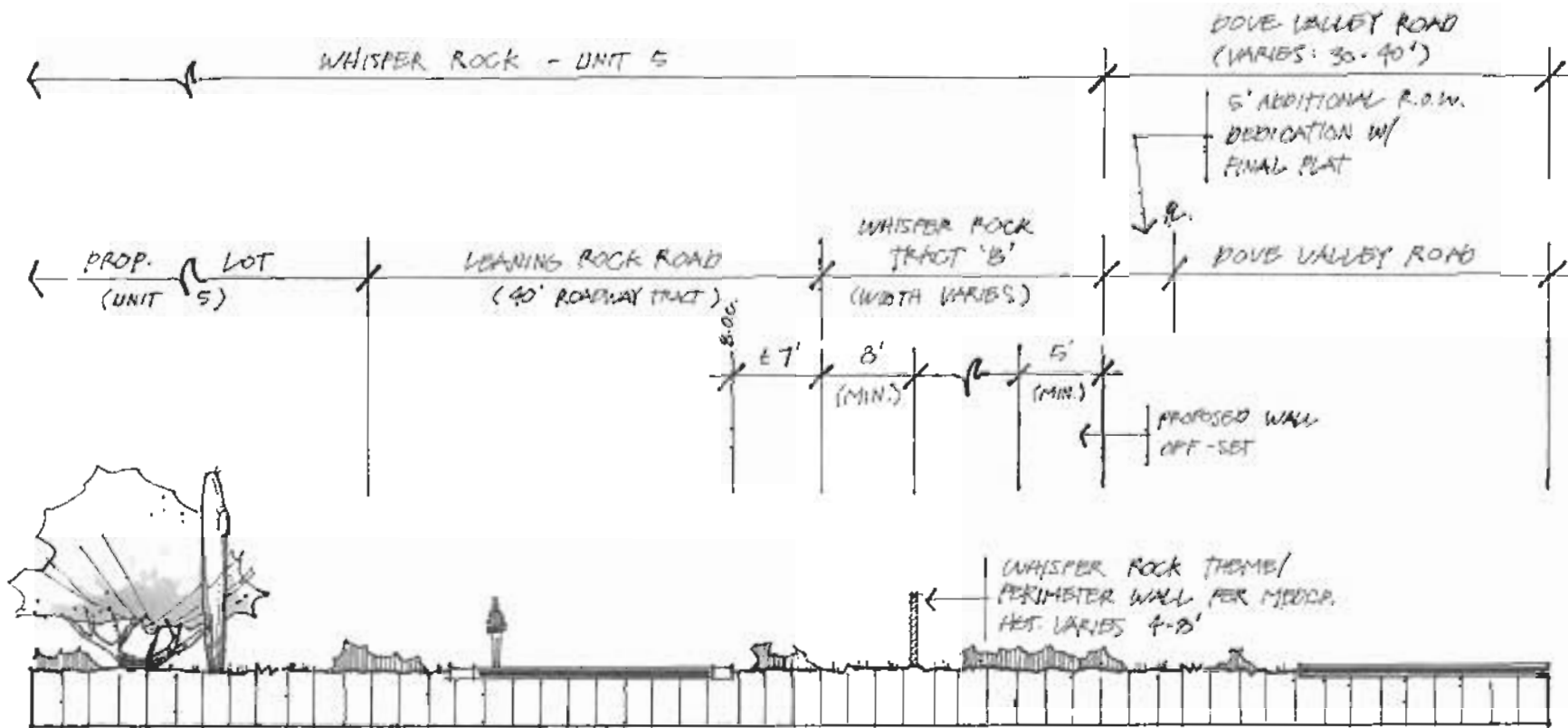
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ATTACHMENT #3

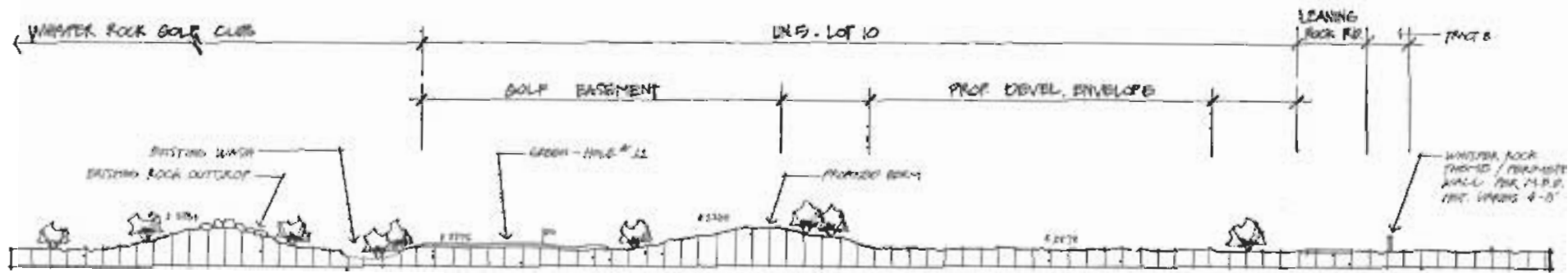




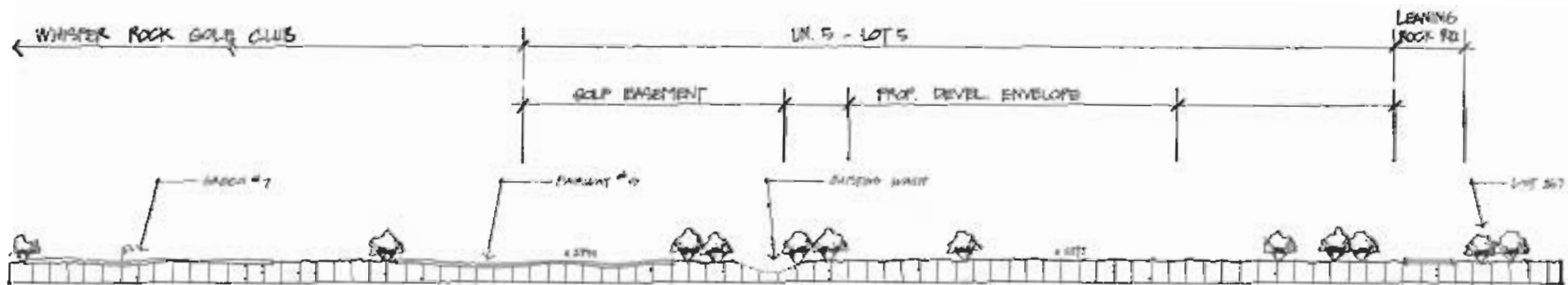
WHISPER ROCK THEME WALL SECTION.

GOAL: FIELD LOCATE WALL THAT WILL MEANDER BOTH HORIZONTALLY AND VERTICALLY W/ TOPO AND OTHER SITE FEATURES. MIN. OFF-SET TO B.O.C. ON LEANING ROCK ROAD IS $\pm 16'$. WALL HGT. VARIES W/ SITE & LOCATION PER NOTES AND WHISPER ROCK MDDCP. MIN. WALL OFF-SET FROM DOVE VALLEY ROAD R.O.W. IS $\pm 5'$.

05/14/03 - REVISED - 06/03/03



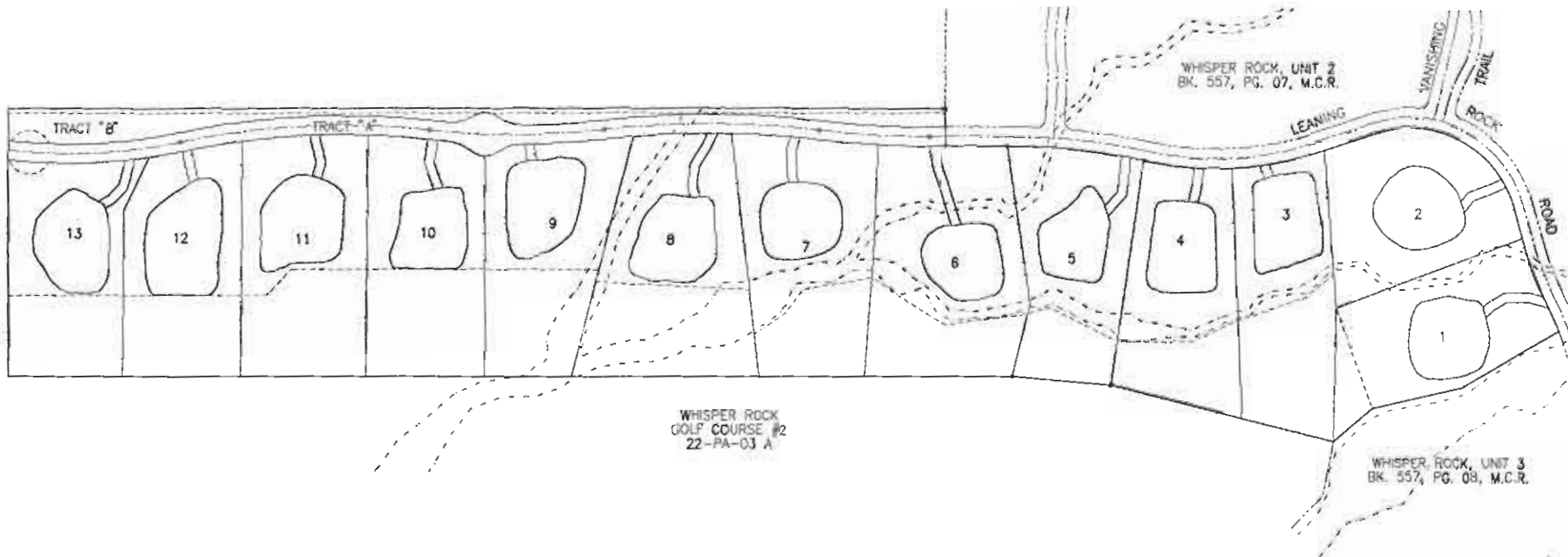
• Section Through Lot 10 •



• Section Through Lot 5 •

Unit 5 of

Whisper
ROCK



NOTES

THE BUILDING ENVELOPES WILL VARY IN SIZE FROM 22,000 SQ. FT. TO 28,000 SQ. FT., DEPENDING ON ENVIRONMENTAL CONSTRAINTS.

THERE WILL BE A MINIMUM OF 75' OF SEPARATION BETWEEN BUILDING ENVELOPES.

ROADWAY LOCATIONS WILL BE FINALIZED AT THE TIME OF SINGLE PHASE DEVELOPMENT.

15-PP-2003
5-5-03

Scale: 1" = 100'	
GILBERTSON ASSOCIATES <small>ARCHITECTS</small>	
<small>1000 First Avenue, Suite 1000, San Francisco, CA 94103-1000</small>	
BUILDING ENVELOPE EXHIBIT	
WHISPER ROCK, UNIT 5	
Designer: SA Date: 05/05/03	Drawn by: SA Job No: 1120

22-PA-03 B

**RESIDENTIAL SUBDIVISION
STIPULATIONS FOR 15-PP-2003
WHISPER ROCK UNIT 5**

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS

SITE DESIGN:

1. *With the final plan submittal, the developer shall submit an **updated** Archaeological Mitigation Plan for review & approval. The Archaeological Mitigation Plan shall be subject to the approval of the City's archaeological staff.*
2. *All exposed riprap and disturbed boulder/rock features shall be treated with a desert varnish (eonite or equivalent), to the satisfaction of City staff.*
3. *With the final plat submittal, the developer shall submit the golf course easement dedication language. Any necessary modifications to the language shall be subject to Plan Review and Permit Services staff approval.*
4. *Decomposed Granite shall not be used within dedicated NAOS easements, except in specified trail locations, to the satisfaction of **Plan review and Permit Services** staff.*
5. *All cuts and fills, including proposed berms, shall be contoured to blend with the adjacent existing landforms, to the satisfaction of **Plan review and Permit Services** staff.*
6. *With the final plat submittal the developer shall provide a drainage graphic indicating the locations and flows of all washes on the site, and detailing which washes are to be disturbed. Any proposed alteration to the natural state of watercourses with a 100-year peak flow rate estimated between 250 cfs and 749 cfs shall return to Development Review Board, and shall be subject to Development Review Board approval.*
7. *All watercourses with a 100-year peak flow rate of 750 cfs or greater shall be designated as Vista Corridors, to the satisfaction of **Plan review and Permit Services** staff.*
8. *Culverts, headwalls, and all other drainage structures shall be integrally colored to blend with the natural desert to the satisfaction of **Plan review and Permit Services** staff.*
9. *Final plat shall identify the use and maintenance of any land not used for residential lots.*
10. *The landscape plan for any model home(s) shall be submitted for final plans review and approval.*
11. *Unpaved drives and parking areas shall be treated for dust control.*
12. *Flagpoles, if provided, shall be one piece conical tapered.*

ON-SITE LIGHTING:

1. *All lighting shall be consistent with the approved **revised** Master Environmental Design Concept Plan, case **69-DR-99**, to the satisfaction of **Plan review and Permit Services** staff.*
2. *No lighting shall be permitted in dedicated NAOS easements.*

ATTACHMENT A

SIGNS:

1. Provide note on final landscape plans: Signs require separate approvals and permits.
2. All signage shall be consistent with the approved *revised* Master Environmental Design Concept Plan, case 69-DR-99, to the satisfaction of *Plan review and Permit Services* staff.

WALL DESIGN:

1. All walls shall conform to the approved *revised* Master Environmental Design Concept Plan, case 69-DR-99, to the satisfaction of *Plan review and Permit Services* staff.
2. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. Note this requirement on the final plat.
3. Walls/fences shall not enclose the proposed NAOS areas, to the satisfaction of *Plan review and Permit Services* staff.
4. *With the* final plan submittal, the developer shall provide a wall/fence alignment plan, showing the wall/fence locations and alignments for that subdivision. The types of wall/fence to be used shall conform to those indicated in the MEDCP, and shall be noted on the submitted wall/fence alignment plan. The location, type and alignment of the proposed wall/fence shall be subject to the approval of Project Coordination staff.
5. No chain link fencing shall be allowed.

LANDSCAPING:

1. Landscaping requirements shall conform to the approved *revised* Master Environmental Design Concept Plan, case 69-DR-99, to the satisfaction of *Plan review and Permit Services* staff.
2. Revegetation of disturbed areas within tracts and on lot for subdivision improvements shall be the responsibility of the *subdivision* developer, and shall occur prior to the approval of the final plat improvements, to the satisfaction of City staff.
3. Provide an *8% slope away from walk or curb for 5 feet along all streets* to the satisfaction of *Plan review and Permit Services* staff.
4. In conformance with the approved Master Environmental Design Concept Plan, case 69-DR-99, the developer shall salvage and stockpile native plants that are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined jointly by the developer and City staff. These plants shall be replanted in on-site landscape areas or NAOS revegetation areas by the developer before the final site inspection, to the satisfaction of City staff.
5. Provide only plant material indigenous to this site within *revegetated* NAOS.

6. *For the proposed enhanced landscape zones, areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.*
7. *In conformance with the approved revised Master Environmental Design Concept Plan, case 69-DR-99, no decomposed granite imported to the site shall be used within NAOS areas. Salvaged top-surface material may be used as proposed, to the satisfaction of City staff.*
8. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
9. Sight distance triangles shall be shown on final plats. Areas within the safety triangle are to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
10. *Turf areas, if provided, shall be permitted interior to the site and shall be limited in size in conformance with the approved revised Master Environmental Design Concept Plan, case 69-DR-99, to the satisfaction of Plan review and Permit Services staff.*
11. Retention/detention basin depth shall be measured to top of existing grade. Maximum 3 feet water depth allowed. Greater depths shall require Project Review staff approval. *In conformance with the approved revised Master Environmental Design Concept Plan, case 69-DR-99, Retention side slopes to be rounded to blend with the natural topography, to the satisfaction of City staff.*
12. Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.
13. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.
2. A temporary irrigation system is required in revegetated NAOS areas. This system shall be disconnected once the plant material is established and shall not exceed a period of three years.
3. If proposed, all spray and stream type irrigation heads shall be setback a minimum of 1'-0" from back of curb or sidewalk to reduce overspray, or the developer shall provide design alternatives to achieve similar results, which shall be subject to the approval of Final Plans staff.

Environmentally Sensitive Lands Ordinance (ESLO):

1. Provide a separate, dimensioned plan indicating the limits of construction to assure the NAOS, drainage, vista corridor, and scenic corridor remain natural - for field staff review and approval.
2. Prior to final plat approval, the developer shall submit a natural area open space (NAOS) graphic exhibit. The exhibit shall include a table specifying the square footage of NAOS required for each individual lot, to the satisfaction of *Plan review and Permit Services staff*.
3. *Before final plat approval, the developer's plan shall identify all boulders larger than four (4) feet in diameter and all bedrock outcrops. The method of protection and maintenance of boulder and rock outcrops may be subject to Development Review Board approval.*
4. *With the final plan submittal the developer shall provide a plan identifying all boulders and rock outcrops, which meet the "boulder feature" definition, and shall identify boulder feature preservation easements around these boulder/rock features on the final plans. Any proposed modification or encroachment with these easements shall be subject to Project Coordinator approval. These areas shall be dedicated as NAOS with the final plat, to the satisfaction of Final Plans staff.*
5. *Boulders disturbed necessarily during construction shall be salvaged by the developer and relocated within the Whisper Rock development. No boulders shall be exported off of the Whisper Rock site, to the satisfaction of City staff.*

TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

1. *The circulation elements and access to Unit 5 shall be in conformance with the approved amended Whisper Rock Circulation Master Plan.*
2. Prior to final plan approval, the developer shall dedicate 5 feet of right-of-way on the south side of the Dove Valley Road alignment, from the Hayden Road alignment to 83rd Street. The developer shall provide a minimum 5-foot wide offset between the right-of-way line on the south side of the Dove Valley Road alignment and any wall that is constructed for Whisper Rock.
3. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
4. An 8-foot wide public utility easement shall be dedicated along both sides of the internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

INTERNAL CIRCULATION:

1. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
2. The developer shall construct the temporary turnaround at the west end of Unit 5 in general conformance to Figure 700-6 (Residential Cul-de-sac Street) of the City's Design Guidelines & Policies for Environmentally Sensitive Lands. The developer shall design and construct the culvert under this cul-de-sac as though the cul-de-sac will be permanent.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

REFUSE COLLECTION:

1. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONSDRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate conformance with City ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division approval. Before the approval of final improvement plans by City staff, the developer shall submit two (2) hard copies of the complete final drainage report and plan. In addition, the final drainage report and plan shall:

- a. Demonstrate consistency with the approved master drainage report and plan, entitled "Whisper Rock Phase IV" by Gilbertson and Associates, dated April 30, 2003, approved by the City on May 15, 2003. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the master drainage report and plan, subject to review and approval by City staff.
 - b. Provide calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extent of the high water surface elevations.
 - c. Show all upstream contributing basin areas, including calculations and analyses for the peak runoff entering the site. Include a discussion of how the lowest floor elevations are established.
 - d. Discuss how storm water storage basins will be drained (by gravity out-fall, pump, etc.). Provide bleed-off calculations that demonstrate the discharge rate and time to drain.
 - e. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
 - f. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - g. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II.
 - h. *Demonstrate that 100-year access will be provided to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.*
 - i. *Discuss how all building envelopes, particularly for Lots 6 through 9, will be located outside of the 100-year floodplain.*
3. STORM WATER STORAGE REQUIREMENT. Prior to final plan approval, the developer shall submit a final drainage report and plan, including calculations for the storm water storage volume required, V_r , and volume provided, V_p , using the 100-year, 2-hour storm event.
 - a. Storage basin capacity shall not be reduced by proposed landscaping improvements.
 - b. Storage basin design shall incorporate significant landscaping requirements.
 4. BASIN LOCATION. Basins shall be located within easements, or common tracts with easements, dedicated for the purposes of storm water storage.
 5. BASIN CONFIGURATION. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet, except at golf course topographic features.
 6. BASIN OUT-FALL. Storage basins must drain completely within 36 hours.

7. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists, or metering is not possible, other methods of discharge such as pumps, etc. may be considered. Drywells are not permitted.
8. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (not required for City-owned utilities) from every affected utility company.
9. GRADING AND DRAINAGE PLAN. A final grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage plan shall include, but not be limited to, the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.
 - e. Show street cross slope direction (use arrows).
 - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.
 - g. Show all drainage facilities; culverts, storm drains, storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).
 - h. Show $Q_{(100)}$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the Unit 5 boundaries.
 - i. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100-year, 6-hour storm event.
 - j. Note: "Rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
 - k. Show all multi-use paths and multi-use trails.
 - l. Show all walls, such as perimeter, screening and retaining walls.

10. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.

11. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:

- a. Submit a Notice of Intent (NOI) to ADEQ;
- b. Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
- c. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two copies of the NOI and a copy of the Storm Water Pollution Prevention Plan.
- d. Send a Notice of Termination (NOT) to ADEQ when construction is completed.

Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100 or from ADEQ's web site: <http://www.adeq.state.az.us/enviro/water/permits/stormwater.html#const>

12. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

13. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602-506-6700) for fees and application information.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.

2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:

- a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,

- b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
- 3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
- 4. AS-BUILT PLANS. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, berms, open channels, and storm water storage basins as determined by City staff.

TRACTS AND EASEMENTS:

- 1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, and for all FEMA regulatory floodways to the extent of the 100-year base flood elevation.
 - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.
 - b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the City.
- 2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:
 - a. Specify the right of the City to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public

nuisance, when so designated by the Floodplain Administrator.

- b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONS

WATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. APPROVED MASTER WATER/WASTEWATER REPORT. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater plan and report. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master plan and report, subject to review and approval by City staff.

WATER:

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department. The basis of design report and plan shall:
 - a. Identify the location, size, condition, and availability of existing water lines and water related facilities such as valves, service lines, fire hydrants, etc.
 - b. Evaluate the project's water demands and their impact on the existing water system.
 - c. Determine the need for any additional water lines and water related facilities to support the proposed development.
 - d. Conform to the City's Integrated Water Master Plan.
 - e. Identify the timing of and parties responsible for construction of all water facilities.
2. NEW WATER FACILITIES. Before the issuance of letters of acceptance by the City's Inspection Services Division, the developer shall construct all water lines and related facilities necessary to serve the site.
3. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER:

1. BASIS OF DESIGN REPORT (WASTEWATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department. The basis of design report and plan shall:
 - a. Identify the location of, size, condition, and availability of existing sanitary sewer lines and wastewater-related facilities.
 - b. Evaluate the project's wastewater demands and their impact on the existing wastewater system.
 - c. Determine the need for any additional wastewater lines and related facilities to support the proposed development.
 - d. Conform to the City's Wastewater System Master Plan.
 - e. Identify the timing of and parties responsible for construction of all wastewater facilities.
2. NEW WASTEWATER FACILITIES. Before the issuance of letters of acceptance by the City's Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater-related facilities necessary to serve the site.
3. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER:

1. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.
 - a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-8743 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
 - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
2. CLEARANCE FROM WALLS. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

3. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
4. MANHOLE LOCATION. Manholes shall not be located on lots.
5. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:
 - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before commencing construction, the contractor or developer shall provide evidence to City staff that a Certificate of Approval to Construct and/or Provisional Verification of General Permit Conformance has been approved by MCESD.
 - c. Before building permits are issued, the developer shall submit to the City a Certificate of Approval of Construction and/or Verification of General Permit Conformance signed by the MCESD and a copy of the as-built drawings.
 - d. Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

TRACTS AND EASEMENTS`:

1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
3. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ATTACHMENT B

ENGINEERING ORDINANCE REQUIREMENTS**ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.**DRAINAGE AND FLOOD CONTROL:

1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
3. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. STORM WATER RUNOFF. Storage basins must drain completely within 36 hours.
5. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.
7. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
8. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

STREET LIGHTS:

1. Public street lights shall be installed in accordance with City of Scottsdale's Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. The layout and cost estimate must be submitted at the time of final plan submittal. The developer shall pay for street light installation costs prior to issuance of building permits or final plat recording.

2. The developer shall execute an agreement to participate in an Improvement District for maintenance and operation of streetlights. The Street Light Improvement District will be formed at the time of final plat approval by City Council.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
Internal Streets	ESL Local Residential	40-foot Tract (Private)	23 feet (BC-BC)	Ribbon Curb	NA
Dove Valley Alignment	NA	5 feet (south side of Dove Valley alignment) from Hayden Road alignment to 83 rd Street	NA	NA	NA

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for City water supply in accordance with City ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Mike Mahoney a 480-312-5686, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for City sanitary sewer in accordance with City ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Mike Mahoney at 480-312-5686, Water Resources Analyst, in the City of Scottsdale Water Resources Department.

FINAL PLANS SUBMITTAL REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL. PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

- * LANDSCAPING/IRRIGATION PLANS: 24" X 36" (MYLAR ORIGINALS)
- * CIVIL PLANS: 24" X 36" (MYLAR ORIGINALS)

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- ◆ BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- ◆ SITE ADDRESS.
- ◆ PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2-INCH LETTERS.
- ◆ NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

DIGITAL SUBMITTAL REQUIREMENT (EFFECTIVE MAY 1, 1999)

1. IF THE NUMBER OF LOTS APPROVED BY THE DEVELOPMENT REVIEW BOARD IS DIFFERENT FROM THE ORIGINAL ELECTRONIC SUBMITTAL, A REVISED DIGITAL FILE OF THE PRELIMINARY PLAT IS REQUIRED AT THE TIME OF FINAL PLANS.
2. DIGITAL SUBMITTAL OF FINAL PLAT DUE WITH MYLARS. SEE PRELIMINARY PLAT SHOPPING LIST ATTACHMENTS ("NOTIFICATION OF DIGITAL SUBDIVISION PLAT SUBMITTAL," "SUBDIVISION PLATS CAD LAYERING GUIDELINES," AND "SUBDIVISION PLATS CAD STANDARDS AND NAMING CONVENTIONS") FOR FORMATTING DETAILS AND GENERAL INFORMATION.

PLANNING ORDINANCE REQUIREMENTS

LOT DESIGN:

1. All lots shall abut a public, or private street furnishing satisfactory access thereto.

BUILDING HEIGHT:

1. Maximum height, as measured from natural grade, shall be thirty feet(30') and shall be consistent with the provisions of ESL adopted 1991.

NATURAL AREA OPEN SPACE (NAOS):

1. All areas calculated as NAOS shall be a minimum of 30 feet in width, except along street frontage which shall have a minimum width of 20 feet. Any alterations to this shall be approved by Project Coordination staff.
2. [With the final plan submittal, the developer shall](#) submit a detailed graphic and calculation worksheet indicating the required amounts of NAOS based on ESLO provisions of the Zoning Ordinance at the time of final plans submittal. If any of the designated NAOS areas will be disturbed by cuts and fills, drainage swales, or culverts, or other construction, submit a detailed graphic and calculation worksheet depicting areas within the NAOS which require revegetation due to construction disturbance.
3. Prior to final plan approval, the developer shall provide an updated Master NAOS plan, to the satisfaction of Plan Review and Permit Services staff.
4. All areas calculated as undisturbed NAOS shall be left untouched, except that additional plant materials, indigenous to the site only, may be introduced to NAOS as approved by the Plan Review and Permit Services staff in compliance with Section 7.853.D.1 of the Zoning Ordinance.
5. FINAL PLANS SHALL NOT BE APPROVED until a protection program indicating construction boundaries, and techniques used to insure that NAOS is not disturbed during construction, has been submitted and field approved by Plan Review and Permit Services staff.
6. The applicant shall provide documentation of proposed distribution of Natural Area Open Space (NAOS) required for right-of-way to lots or common areas prior to final plat approval.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).

2. Provide documentation required for issuance of a Native Plant Permit as required by the City Code. The Native Plant Permit is a separate submittal and approval. (See page 12 for specific submittal requirements). Contact the City's Native Plant Officer at 312-7080 to initiate the process.
3. If models homes are provided they shall comply with City Code limiting turf.
4. Turf in all residential common areas shall comply City Code limiting turf .
5. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on site, per the Zoning Ordinance.

OTHER:

1. Comply with conditions of case No.: [69-DR-1999](#), Revised Master Environmental Design Concept Plan for Whisper Rock.

DEVELOPMENT STANDARDSSUBDIVISION NAME Whisper Rock Unit 515-PP-2003

CASE #

R1-130ESL 1991

ZONING

PCD

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
A. MIN. LOT AREA	130,000	110,000	30%
B. MIN. LOT WIDTH	200	150	
1. Standard Lot			
2. Flag Lot		Allow	
C. MAXIMUM BUILDING HEIGHT	30'	NC	
D. MIN. YARD SETBACKS			
1. FRONT YARD			
• FRONT (to face of building)	60	NC	
• FRONT (to face of garage)	60	NC	
• FRONT (corner lot, side street)	60	NC	
• FRONT (corner lot, adjacent to key lot, side street)	60	NC	
• FRONT (double frontage)	60	NC	
2. SIDE YARD			
• Minimum	30	NC	
• Minimum aggregate	60	NC	
3. REAR YARD			
• Standard Depth	60	NC	
• Min. Depth (% of difference which can be occupied)			
E. DISTANCE BETWEEN BUILDINGS (MIN)			
1. Accessory & Main	10	NC	
2. Main Buildings/Adjacent Lots	60	NC	
F. MAXIMUM WALL HEIGHT			
1. FRONT	3	NC	
2. STANDARD	8	NC	
3. 20' SETBACK	12	NC	
G. DEVELOPMENT PERIMETER SETBACKS			
H. APPLICABLE ZONING CASES			
I. NOTES & EXCEPTIONS			

Construction Document/Final Plat Submittal Requirements

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal.

Incomplete submittals will not be accepted.

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

The cover sheet must contain the following information:

1. County Assessor parcel number of property on which improvements are being proposed.
2. Full street address assigned by the City of Scottsdale Records Department
3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at <http://www.scottsdaleaz.gov/dspm> - or call the One Stop Shop at 480-312-7080.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:

<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

Civil Improvement Plan Submittal Requirements
--

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

Required Plan Size: 24" X 36"

Minimum Horizontal Scale: 1" = 20'

Minimum Vertical Scale: 1" = 2'

CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
2. Title Report and Letter of Update (not more than 60 days old)
3. Provide the following:
 - ☒ Two Copies of Completed 404 Certification Form
 - ☒ Two Copies of the Notice of Intent (NOI)
 - ☒ Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)

4. IMPROVEMENT PLANS

Provide one (1) set that includes the following:

- ☒ Grading and Drainage Plan
- ☒ Water Plans
- ☒ Sewer Plans
- ☒ Paving Plans (including striping & signage)
- ☐ Traffic Signal Plans
- ☐ Striping & Signage Plans
- ☐ Structural Plans (including details & calculations)
- ☐ Preliminary Plat
- ☐ Final Plat (for reference only)
- ☐ ALTA Survey
- ☐ Map of Dedication

5. EASEMENTS/DEDICATIONS

☒ The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance. An 8-foot wide public utility easement shall be dedicated along both sides of the internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies. The developer shall dedicate 5 feet of right-of-way on the south side of the Dove Valley Road alignment, from the Hayden Road alignment to 83rd Street. See Drainage stipulations for details on drainage and flood control easements.

6. ENGINEER'S ESTIMATES (for payment in-lieu)

☐ Street improvements ☐ Signalization

7. REFERENCE DOCUMENTS

Drainage	<input type="checkbox"/> Master**	<input checked="" type="checkbox"/> Final
Water	<input type="checkbox"/> Master**	<input checked="" type="checkbox"/> Basis Of Design **
Sewer	<input type="checkbox"/> Master **	<input checked="" type="checkbox"/> Basis Of Design **
Circulation	<input type="checkbox"/> Master **	<input type="checkbox"/> Final
Signalization	<input type="checkbox"/> Master **	<input type="checkbox"/> Final

**Note: Requires copies of approved reports before submittal of Improvement Plans for Plan Review. Developer shall, as a minimum, provide a copy of the cover sheet with City Staff signatures of acceptance.

8. OTHER

- ☐ Geotechnical Report
- ☐ Structural Report
- ☐ The completed Stormwater Storage Waiver Request Form (must be signed by City Staff)
- ☒ Stormwater Pollution Prevention Plan
- ☒ An engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system
- ☐ _____

PLANNING

Provide one (1) set of the selected Improvement Plans (#5 above), and the following items:

- ☐ Landscape & irrigation plans
- ☐ Slope Analysis
- ☐ NAOS graphic & calculation worksheet
- ☐ Native plant program, or confirmation of compliance
- ☐ Fountain/Water feature details and elevations

Final Plat Submittal Requirements
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All final plats must be approved by the City Council. A final plat will be placed on the City Council's agenda only after staff has received a complete submittal, including the following items:

1. ALTA Survey
2. Title Report (less than 60 days old)
3. NAOS graphic & calculation worksheet
4. Copy of preliminary plat
5. Completed abandonment/vacation of easement application (if applicable)
6. Digital Submittal
7. 8-1/2" X 11" transparency of the staff approved final plat must be submitted to four (4) weeks prior to the scheduled City Council date.

The applicant will be notified once the final plat has been tentatively placed on the City Council meeting agenda.